

Permitted Uses Comparison

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Special Districts				
Residential Uses				
	New	Current	New	Current
Household Living	IR-Institutional Residential		PR-Parks and Recreation	
Single-Family Dwelling	P	P	--	--
Attached Dwelling	P	P	--	--
Two-Family Dwelling	P	P	--	--
Three-Family Dwelling	P	--	--	--
Four-Family	P	N/A	--	N/A
Multi-Family Dwelling	P	P	--	--
Live/Work Unit	L8	--	--	--
Group Living	IR-Institutional Residential		PR-Parks and Recreation	
Student Dwelling	L	P	--	--
Convent and Monastery	P	P	--	--
Fraternity or Sorority House	P	P	--	
Dormitory	P	P		
Rooming House	L10	P		
Shared Housing for the Elderly	P	P	--	--
Medical Assistance Housing	IR-Institutional Residential		PR-Parks and Recreation	
Patient Family Home	P	--	--	--
Assisted Living	P	P	--	
Care or Continuing Care Services Residential Care Facility	P	--	--	
Developmental Disability Dwelling	P	P	--	--
Nursing Home	P	P	--	--

Social Service Housing	IR-Institutional Residential		PR-Parks and Recreation	
Transitional Supportive Housing	P	P	--	
Permanent Supportive Housing	P	P	--	
Halfway house; Reentry center; community residential center	C	C	--	
Limitations Index				
Limitation Number	Use	New	Current	
L8	Live/Work Unit	A live/work unit established on the first floor requires conditional use approval (see Chapter 1751. A live/work unit contains a studio, gallery, office, business or other use as permitted by the applicable zoning district regulations. The loft live/work unit's owner shall provide a statement of disclosure to all buyers and tenants acknowledging the commercial and manufacturing character of the district and accepting the potential for uses in the area to result in off-site impacts at higher levels than are expected in residential areas. Occupancy of these units is at the risk of the owner/occupant. If applicable, the resident owner of the commercial establishment is responsible for the commercial use on the premises and is subject to a valid business license, associated with the premises and based on the commercial activity conducted therein.	Must follow additional regulations in 1419-23 "Loft Dwelling Units."	

L10	Rooming House	Rooming houses must be licensed pursuant to Chapter 855 of the Municipal Code. Each rooming unit within a rooming house may be occupied by only 1 person if the unit is less than 100 square feet in floor area, and by no more than 2 persons if larger than 100 square feet in floor area. The minimum rental is 7 days.	
Commercial/Services			
	New	Current	NewCurrent
Commercial/Services	IR-Institutional Residential		PR-Parks and Recreation
Eating or Drinking Establishment	--	--	CC
Laboratories, commercial	P	P	--
Market shop/open market	--	--	P--
Office, general	P	P	--
Funeral & interment services	--	--	L44L
Day care center	L56	--	--
Bed and Breakfast	L57	P	--
Limitations Index			
Limitation Number	Use	New	Current
L44	Funeral & Interment Services	Permitted only as an accessory use to an existing cemetery.	PR: 'Permitted only as an accessory use to an existing cemetery.
L56	Day Care Center	Outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 feet in height.	
L57	Bed and breakfast	No more than 5 rooms for rent are permitted. In residential districts, the building must maintain a residential character on the exterior; a current business license must be obtained and posted in compliance with Chapter 855 of the municipal code. Meals and rental of bedrooms are limited to registered guests. Separate or additional kitchens for guests are prohibited.	(IR) Permitted. (PR) Not Permitted.

Industry, Manufacturing, & Processing				
	New	Current	New	Current
Production	IR-Institutional Residential		PR-Parks and Recreation	
Data processing, hosting, and related services (including data centers)	P	--	--	
Research & development	P	--	--	
Recreation, Education, & Public Uses				
	New	Current	New	Current
Medical/Health	IR-Institutional Residential		PR-Parks and Recreation	
Ambulance Service	P	--	--	--
Hospital	P	P	--	--
Medical office or clinic	P	P	--	--
Education	IR-Institutional Residential		PR-Parks and Recreation	
Colleges, Public or Private	P	P	--	C
Community Learning Center	L4	N/A	C	N/A
School, Public or Private	P	P	C	C
Government	IR-Institutional Residential		PR-Parks and Recreation	
Community service facility	P	P	--	--
Government office	P	P	L5	L
Public maintenance facility	--	--	L6	L
Public Safety Facilities	P	P	P	--

Civic	IR-Institutional Residential		PR-Parks and Recreation	
Cemeteries	--	--	L7	L
Clubs and lodges	P	--	P	--
Cultural Institutions	P	P	C	P
Meeting Facility > 5,000 Square Feet	P	--	P	--
Meeting Facility ≤ 5,000 Square Feet	P	--	P	--
Parks & Recreational Fields	P	P	P	P
Recreation Facility: indoor or small-scale	--	--	P	P
Recreation Facility: outdoor or large-scale	--	--	P	--
Religious Assembly	P	P	--	--
Limitations Index				
Limitation Number	Use	New	Current	
L4	Community Learning Center	A community learning center (CLC) may only be established in connection with a lawfully established and active public school use. A CLC may consist of one or more principal uses located on one or more lots that are adjacent or that have lot lines that are separated only by a street. A CLC may consist of one or more of the following uses: Any use permitted in the underlying zoning district; Any use determined by the Director to be customary and incidental to a community learning center; If not permitted in the underlying zoning district, the following conditional uses upon approval by the Zoning Hearing Examiner: Social assistance, welfare, and charitable services; personal instructional services; day care center; community service facility; cultural institution; meeting facility > 5,000 sf; park, recreation field; recreational facility; indoor or small-size; community garden. Each use comprising a CLC must serve as an integrated component of the CLC.	N/A	

L5	Government Office	PR: Office uses for the administration of parks and recreation facilities, their lessees and concession operators are permitted. All other government offices require conditional use approval.	PR: Office uses for the administration of parks and recreation facilities, their lessees and concession operators are permitted. All other government offices require conditional use approval.
L6	Public Maintenance Facility	PR: Public maintenance facilities for the maintenance of parks and recreation facilities are permitted. All other public maintenance facilities require conditional use approval.	PR: Public maintenance facilities for the maintenance of parks and recreation facilities are permitted. All other public maintenance facilities require conditional use approval.
L7	Cemetery	PR: A cemetery is permitted only if it is an existing use or an expansion of that use . A conditional use permit is required for the expansion of a cemetery. Mausoleums, columbaria and other incidental buildings and structures within and accessory to cemeteries, must be at least 100 feet from abutting properties in the residential district and may not exceed the height limitation for principal buildings of the district in which it is located.	PR: Only existing cemeteries allowed.

Agriculture Uses				
	New	Current	New	Current
Agriculture	IR-Institutional Residential		PR-Parks and Recreation	
Community Gardens	L3	P	L3	P
Limitations Index				
Limitation Number	Use	New	Current	
L4	Community garden	A community garden cannot be used between the hours of 10:00 pm and 7:00 am. Number of structures: 2 max. Structure height: 15 feet max. Size: 800 square feet max for all structures (other than fences or walls). Setbacks for all structures except fences: rear and side lot lines (interior side for corner lots) - 3 feet min, rear lot line - 25 feet max, front lot line/corner street side - 10 feet minimum. Fencing height: along front or side street lot line (residential district): 4 feet max, along side or rear Lot Line (other districts) - 6 feet max. Deer fencing may be up to 10 feet with written approval from all surrounding property owners. Fence Opacity: along front or side street lot line (residential districts): 50% max. Along side or rear lot line (other districts): 100%. Other regulations for Fences and walls, Tools and supplies, Bulk supplies and water tanks, and Pesticides and fertilizers can be found in 1703-9.7 L3.	Must follow additional regulations in 1419-41 "Community Gardens."	

Transportation, Communications, & Infrastructure Uses				
	New	Current	New	Current
Parking / Transportation	IR-Institutional Residential		PR-Parks and Recreation	
Heliport	P	C	--	--
Transportation passenger terminals	--	P	--	--
Parking facility	P	--	C	--
Railroad right-of-way	P	--	P	--
Communications & Utilities	IR-Institutional Residential		PR-Parks and Recreation	
Communications facility	P	P	--	--
Wireless Communication Tower > 20 feet tall	C3	C	C3	C
Wireless Communication Tower < or = 20 feet tall	P	C	P	C
Wireless Communication Antenna > 20 feet tall	C3	L1	C3	L
Wireless Communication Antenna < or = 20 feet tall	P	L1	P	L
Public Utility Distribution System	P	C	--	--

Limitations Index			
Limitation Number	Use	New	Current
C3	Wireless Communication tower	Conditional approval required that considers the public interest, minimum site area, wireless communication network plan, permitted attachments, required setbacks, design compatibility, screening requirements, landscaping, obsolete facility, outdoor storage, lighting, certification, tower height, limitations on authority to deny.	Must follow additional regulations in 1419-33 "Wireless Communications Facilities."
C3	Wireless Communication antenna	Conditional approval required that considers the public interest, minimum site area, wireless communication network plan, permitted attachments, required setbacks, design compatibility, screening requirements, landscaping, obsolete facility, outdoor storage, lighting, certification, tower height, limitations on authority to deny.	Antenna height may not exceed 20 feet; a greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or structure. Must follow additional regulations in 1419-33 "Wireless Communications Facilities."

Accessory Uses				
	New	Current	New	Current
Accessory Uses	IR-Institutional Residential		PR-Parks and Recreation	
Any accessory use not listed below	L1	L	L1	L
Amateur radio and satellite antennas	L2	--	L2	--
ATM	L3	--	L3	--
Breweries, wineries, or distilleries	--	N/A	L4	N/A
Commercial Service	L7	--	--	--
Day Care Center	L11	--	L11	--
Day care home, adult	P	--	--	--
Child Day Care Home Type A, 7-12 Children	L13	--	--	--
Child Day Care Home Type B, 1-6 Children	L14	--	--	--
Drive Box	L17	L	L15	L
Exterior Lighting	L19	P	L19	P
Fences and Walls	L20	--	L20	P
Home Occupation	L21	P	--	--
Office	P	--	--	--
Outside storage	L26	--	L26	--
Portable Storage Containers	L27	P	L27	P
Refuse Storage Areas	L29	L	P28	P
Religious accessory housing (convent, monastery, parsonage, etc.)	P	--	--	--
Rooming Unit	L30	L	--	--
Small-scale specialized incinerator	L31	--	L31	--
Truck docks and loading	L32	--	L32	--
Vending machines	L33	--	L33	--

Limitations Index			
Limitation Number	Use	New	Current
L1	Any accessory use not listed below	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval (see Chapter 1751).	Accessory uses determined by the Director to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
L2	Amateur radio & satellite antennas	Amateur radio antennas must comply with the following: only allowed in rear yard; 15 ft. above the district height limit, provided that additional height may be authorized with a conditional use approval (see Chapter 1751); highly reflective surfaces are not permitted. Parabolic antennas less than 2 feet in diameter may be installed in any district. An antenna greater than 2 ft. in diameter must comply with the following: located in a rear yard a minimum distance from all property lines equivalent to two times the height of the antenna (the distance is determined from the base support of the antenna to the nearest point on a property line); 12 ft. maximum height.	N/A
L3	ATMs	See Accessory Uses if the ATM has drive-thru facilities. Where ATMs are located on the exterior of a building, weather protection must be provided in the form of an awning or shallow portico. ATM facilities must have adequate lighting for security purposes. ATM facilities must include at least one trash receptacle.	N/A
L4	Breweries & Wineries	Beer and wine production accessory to a limited or full service restaurant is limited to 10,000 sq. ft. and may not produce any objectionable odor, dust, or fumes.	N/A

L7	Commercial Service	For multi-family buildings with 100+ dwelling units, use standards in place regarding: floor area, commissaries, interior access, loading, and displays & signs. For multi-family buildings with 200+ dwelling units, use standards in place regarding: floor area, location, and displays & signs.	N/A
L11	Day Care Center	Any district where permitted: outdoor play areas must be located in the rear yard, and be enclosed by a fence or wall of at least 4 ft. in height.	(IR) Not Permitted. (PR) Permitted.
L13	Day Care Home Type A, 7-12 Children	Outdoor play areas must be located in the rearyard, and be enclosed by a fence or wall of at least 4 feet in height.	Not permitted
L14	Day Care Home Type B, 1-6 Children	Outdoor play areas must be located in the rearyard, and be enclosed by a fence or wall of at least 4 feet in height.	Not permitted
L15	Drive Box	PR: Must be accessory to a permitted principal recreation, education or public use in the district. At least 100 feet from any property used for residential purposes.	PR: Accessory to a public or semi public use provided that the drive box is at least 100 feet from any property used for residential purposes.
L17	Drive Box	Must be accessory to a permitted principal recreation, education or public use in the district. At least 100 ft. from any property used for residential purposes. Outside the 100-year floodplain.	The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.
L19	Exterior lighting	Must follow additional regulations found in 1711-4 "Site Lighting."	Must follow additional regulations in 1421-39 "Exterior Lighting."
L20	Fences and walls	Use standards in place regarding: maximum height, entry gateways, driveway visibility, electrical fences & razor wire, and decks & railings.	(IR) Not Permitted. (PR) Permitted.
L21	Home occupation	Use standards in place regarding: purpose, uses, location, number, employees, area, sales, display/storage, and building appearance.	(IR) Permitted. (PR) Not Permitted.

L26	Outdoor Storage	See Sec. 1711-5	(IR) Not permitted
L27	Portable storage container	Portable storage containers must be located on a paved surface and be set back a minimum of 10 feet from the front lot line. The maximum size for a portable storage container is 8 feet by 16 feet with a maximum height of 8 feet 6 inches. Portable storage containers are permitted for a total of 30 days within a calendar year. Two portable storage containers may be placed on a lot at the same time.	(IR) Permitted. (PR) Permitted.
L28	Storage, refuse	Use standards in place regarding: access, enclosure, location, enclosure materials, height, landscaping, maintenance, and hours of operation.	(IR) Provisions of 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.
L29	Storage, refuse	L28 applies only if the refuse storage area is within 100 ft. of any property used for residential purposes.	(IR): 'Provisions of 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.
L30	Rooming unit	No more than two rooming units may be rented or leased in a single-family dwelling or individual dwelling unit.	(IR) The max number of rooming units is 2. (PR) Not Permitted.
L31	Small-Scale Specialized Incinerator	Permitted if accessory to hospitals, medical services, clinics, commercial laboratories & R&D uses. The material incinerated must be generated on-site and must be located on a roof or at least 100 feet from any residential property.	Not permitted
L32	Truck Docks and Loading	See 1711-1.9	N/A

L33	Vending Machines	<p>Outdoor vending machines shall be accessory only to schools, golf courses, athletic facilities, parks and retail uses and if they are, they shall be enclosed or screened with an opaque fence or landscaping. For retail uses, outdoor vending machines are allowed only for: single occupant buildings with more than 4,000 square feet of gross floor area. Individual tenants in a multi-tenant building that have at least 30 lineal feet of storefront. Vending machines must be maintained in good operating condition and be free from rust and adornments such as graffiti, stickers, and posters. Vending machines may not be located: within any required setback, landscaping or bufferyard; So as to obstruct or interfere with pedestrian travel; Within 5 feet from a crosswalk, window, building entrance, fire hydrant or other emergency facility; With more than three machines at any location; Closer than 100 feet to another group of vending machines; Within the public right-of-way.</p>	N/A
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